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Coots Lane , Mumby, Alford



When it comes to
property it must be


lovelle



OIRO £350,000



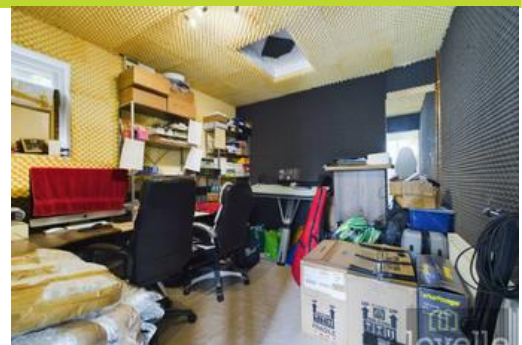
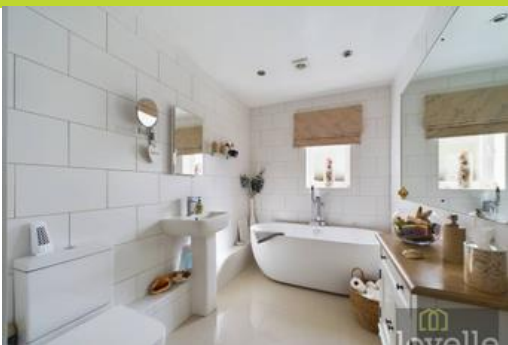
Lovelles are pleased to bring to market this TWO Bed One With En Suite DETACHED Bungalow situated in the quiet residential village of Mumby.

Viewing is ESSENTIAL to see what this property has to offer!!

Key Features

- DETACHED Bungalow
- TWO Bedrooms One With EnSuite
- Lounge
- Kitchen Diner
- Conservatory
- Bathroom
- EPC rating U
- Tenure: Freehold





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The property comprises of Hall, Kitchen, Lounge, Conservatory, Two Bedrooms One With En Suite, Bathroom and Utility Room. With Rear Garden, Driveway and Garage.

Hall

Window to side elevation, radiator, smoke alarm, storage cupboard, coving to ceiling and power points.

Kitchen Diner

2.94m x 6.07m (9'7" x 19'11")

Window to rear elevation, a stylish modern fitted kitchen with a range of base and wall units with contrasting worktop over, tiled splashback, one bowl sink with drainer and mixer taps, rangemaster cooker with hood over, integrated fridge freezer, spot lights, power points, coving to ceiling and tv aerial point. Door into rear garden.

Lounge

5.53m x 3.61m (18'1" x 11'10")

Window to side elevation, radiator, tv aerial point, power points, telephone point, coving to ceiling and sliding patio door into;

Conservatory

2.83m x 3.55m (9'4" x 11'7")

Windows to all elevations, double opening 'French' doors lead out to rear garden, tv aerial point, radiator and power points.

Utility Room

1.90m x 2.94m (6'2" x 9'7")

Fitted worktop, plumbing for washing machine, one bowl sink with drainer and mixer taps, tiled splash backs, power points, coving to ceiling, extractor fan and the oil combination boiler which supplies heating and hot water is housed here. There is a door leading out into the rear garden and a door into the garage.

Bedroom One

4.32m x 3.05m (14'2" x 10'0")

Window to front elevation, radiator, power points, tv aerial point, telephone point, coving to ceiling and door into;

En Suite

3.19m x 0.95m (10'6" x 3'1")

Obscure window to front elevation, a three piece suite comprising of shower cubicle, vanity wash hand basin, WC, fully tiled walls, extractor fan and ladder towel radiator.

Bedroom Two

3.51m x 3.63m (11'6" x 11'11")

Bow window to front elevation, radiator, power points, tv aerial point and coving to ceiling.

Bathroom

1.96m x 3.56m (6'5" x 11'8")

Obscure window to side elevation, a three piece suite comprising of freestanding double ended bath with shower mixer tap, pedestal wash hand basin, WC, fully tiled walls, spotlights, extractor fan and ladder towel radiator.

Garage

3.22m x 2.92m (10'7" x 9'7")

Electric remote operated roller door, power and lighting, access to loft area, electric consumer unit and door into the utility room.

Rear Garden

To the rear of the property you will find a privately enclosed rear garden which is also laid to lawn with a block paved path and there is a patio area.

Driveway

Block paved driveway to the front allowing several vehicles to park

Front

The front of the property is laid to lawn with a feature well. You also have access to the rear garden via a side gate.

Location

Mumby is a picturesque village situation four miles from the Market Town of Alford and only seven mile to the beautiful coast line of Mablethorpe. The coastal town of Skegness is well served and 9 miles from the village. The village has the Red Lion pub which serves food daily. Hogsthorpe and Huttoft (neighbouring villages) have primary schools, village shops, petrol stations and pubs. Alford town offers a range of local amenities, including popular schooling for both the Primary and Secondary Children. Queen Elizabeth's Grammar School is one of the top ranking Grammar schools in Lincolnshire. There is also a traditional Tuesday auction market, a thriving arts and craft community including regular craft markets and fairs. A doctors' surgery, dentist, Co-op as well as a choice of pubs/restaurants and various day to day shops. Regular bus services also run to Mablethorpe, Louth and Skegness.

Directions

From our office Head south-east on Victoria Rd/A52 towards The Boulevard Continue to follow A52 for 2.5 miles. At the roundabout, take the 1st exit onto Station Road/A52, Continue to follow A52 for 5.3 miles, Turn right onto Washdyke Lane, Turn right onto Coots Lane. The property is the last bungalow on the left hand side.

Services

The property has mains electric, water and drainage are understood to be connect but have not been tested, the purchaser should rely on their own survey to confirm this. The property is placed in Tax band C .Lovelle Estate Agency and our partners provide a range of services to buyers, although you are free to use an alternative provider. If you require a solicitor to handle your purchase and/or sale, we can refer you to one of the panel solicitors we use. We may receive a fee if you use their services. If you need help arranging finance, we can refer you to the Mortgage Advice Bureau who are in-house. We may receive a fee if you use their services.









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01507 478297

Mablethorpe@Lovelle.co.uk

